

**FLATHEAD COUNTY PLANNING BOARD
MINUTES OF THE MEETING
JUNE 22, 2005**

**CALL TO
ORDER**

A meeting of the Flathead County Planning Board was called to order at 6:00 p.m. Board members present were Kim Fleming, Don Hines, Jeff Larsen, Gene Dziza, and Frank DeKort. Charles Lapp, Tim Calaway, Cal Scott, and Kathy Robertson were absent. Peggy Goodrich, Kirsten Holland and Traci Sears-Tull represented the Flathead County Planning & Zoning Office (FCPZ).

There were approximately 20 people in the audience.

**PUBLIC
REVIEW**

Hines reviewed the public hearing process for the public.

**PRELIMINARY
PLAT/
RIVERVIEW
OVERLOOK
SUBDIVISION**

A request by Sylvia Frame for Preliminary Plat approval of Riverview Overlook Subdivision, an eighteen (18) lot single-family subdivision on approximately 14.79 acres. All lots in the subdivision are proposed to have multiple user water and neighborhood sewer systems. The property is located at 2085 MT Highway 35.

STAFF REPORT

Traci Sears-Tull reviewed Staff Report FPP-05-32 for the Board.

MOTION

Fleming made a motion seconded by DeKort to adopt Staff Report FPP-05-32 as findings of fact and recommend denial to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
WHITEFISH
HILLS, LLC**

A Zone Change request in the Blanchard Lake Zoning District by Whitefish Hills, LLC, Paul and Shelly Coe, Tim Flynn and PRA Hart Bowl Association from AG-40 (Agricultural) to AG-20 (Agricultural). The properties are located along Whitefish Hills Loop.

STAFF REPORT

Kirsten Holland reviewed Staff Report FZC-05-11 the Board.

MOTION

Dziza made a motion seconded by Larsen to adopt Staff Report FZC-05-11 as findings of fact with amended conditions and recommended approval to the County Commissioners.

ROLL CALL

On a roll call vote the motion passed unanimously.

**PRELIMINARY
PLAT/
KLONDYKE
ACRES**

A request by William Paullin, Carol Keys, and Tim and Julia Birk for Preliminary Plat approval of Klondyke Acres, a three (3) lot single-family residential subdivision on approximately 63.79 acres. Lot 2 is being created as a single-family residential lot, while Lots 1 and 3 are being developed to further subdivide for future development. All lots in the subdivision are proposed to have public water and sewer systems.

The property is located at 603 Somers Road.

STAFF REPORT Peggy Goodrich reviewed Staff Report FPP-05-30 the Board.

MOTION Larsen made a motion seconded by Dziza to adopt Staff Report FPP-05-30 as findings of fact with amended conditions and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

**ZONE CHANGE/
CHVILICEK** A Zone Change request in the Lower Side Zoning District by John Chvilicek from AG-40 (Agricultural) to SAG-5 (Suburban Agricultural). The property is located east of Smith Lake Road.

STAFF REPORT Peggy Goodrich reviewed Staff Report FZC-05-10 the Board.

MOTION Fleming made a motion seconded by Larsen to adopt Staff Report FZC-05-10 as findings of fact and recommended approval to the County Commissioners.

ROLL CALL On a roll call vote the motion passed unanimously.

NEW BUSINESS None.

OLD BUSINESS None.

ADJOURNMENT The meeting was adjourned at approximately 9:15 p.m. on a motion by Calaway seconded by Dziza. The next meeting will be held at 6:00 p.m. on July 13, 2005.

Don Hines, President

Brooke Sutton, Recording Secretary

APPROVED AS SUBMITTED/CORRECTED: 7/20/05